Karen Johnson Davidson County
Batch# 938444 DEEDQC
11/07/2022 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221107-0119457

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Nicole Masullo 420 DuPont Ave. Madison, TN 37115

Order Number: 103-2226605-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nicole Masullo, fka Nicole Branigan, an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Nicole Masullo, an unmarried woman,** whose address is 420 DuPont Ave., Madison, TN 37115, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the Westerly one-half of Tract 1, Block K, of Woodlawn Estates, a subdivision of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 043 09 0 334.00
Street address of property: 420 DuPont Ave., Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20220121-0008279 in the Register's Office, Davidson County, Tennessee.

Signed this 28th day of October, 2022.

Signature of Grantor(s):

Nicole Masullo fka Nicole Branigan

Nicole Masullo,
fka Nicole Branigan

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 28 day of Oct, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nicole Masullo, fka Nicole Branigan known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 043 09 0 334.00
Street address of property: 420 DuPont Ave., Madison, TN 37115

Oath of Consideration

I or we, Nicole Masulla, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 28th day of October, 2022.

Signatures of Affiant(s):

Nicole Masulla

Sworn and subscribed before me this 28 day of Oct, 2022.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

FITCO
103-2226605-TN

Tennessee Certification of Electronic Document

I, **Naim Khalighi,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 28, 2022.

Affiant Signature

November 03, 2022
Date

STATE OF **COLORADO**

COUNTY OF **DENVER**

Sworn to and subscribed before me this November 03, 2022.

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

Notary's Signature

MY COMMISSION EXPIRES: **March 07, 2023**